

## PURCHASE AND SALE AGREEMENT

THIS AGREEMENT made and entered into effective the 22<sup>nd</sup> day of December, 1998 by and between JEFFERSON SMURFIT CORPORATION (U. S.), a Delaware corporation doing business in Florida, whose address is Woodlands Division, P. O. Box 457, Fernandina Beach, Florida 32035 (hereinafter referred to as "Seller"), and the BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, a political sub-division of the state of Florida, whose address is P. O. Box 1010, Fernandina Beach, Florida 32035 hereinafter referred to as "Buyer".

### WITNESSETH:

WHEREAS, Seller has agreed to sell and Buyer has agreed to purchase upon the terms and conditions set forth in this Agreement, certain real property and improvements located in Nassau County, Florida;

NOW THEREFORE, in consideration of the sum of \$10 of each party to the other, receipt and sufficiency of which is hereby acknowledged and other good and valuable consideration set forth herein, it is agreed as follows:

1. Seller hereby agrees to sell and Buyer agrees to purchase that certain parcel located in Nassau County, Florida consisting of approximately 6.929 acres, more or less, and more particularly described in Exhibit "A-1 through A-6" attached. Exhibit "A-1 through A-6" attached hereto is expressly made a part of this Agreement (hereinafter the "Property").

2. The purchase price of said Property shall be Thirty Two Thousand Two Hundred Thirty Seven (\$32,237.00) dollars to be payable by cashiers check at closing.

3. Title to the Property is to be conveyed by Special Warranty Deed, free and clear of all mortgages, security agreements, executions, and liens, subject only to: (a) the lien of current ad valorem taxes not yet due and payable; (b) all easements and restrictions serving or affecting the Property; and (c) all zoning ordinances and regulations affecting the Property.

4. Buyer shall have through the sixtieth (60th) day following the effective date of this Agreement to examine the title to the Property and furnish Seller with written notice of objections to the title to the Property. Unless Buyer notifies Seller of any objections to the title to the Property within such period, all exceptions to title existing as of the date of this Agreement shall be deemed to be permitted exceptions and the conveyance of the Property as herein contemplated shall be subject to the same; provided, however, that, except as otherwise specifically permitted herein, Seller shall be obligated to have the Property released from any unpaid money judgments, liens, or security interests affecting the Property. In the event Buyer has valid objections to title and has notified Seller thereof as herein above provided; Seller shall have thirty (30) days from receipt of said notice in which to notify Buyer in writing if Seller is unwilling to satisfy said objections. Unless Seller notifies Buyer within such period that Seller is unwilling to

satisfy said objections, then Seller shall have until the time of Closing to satisfy each objection, and shall use reasonable efforts to do so. If Seller fails to satisfy such objections by the time of Closing, Buyer may: (a) cancel this Agreement by giving Seller written notice of its intention to cancel, and all further obligations of the parties hereunder shall cease other than for Buyer's indemnity in Paragraph 6(b) hereof; or (b) consummate the transaction contemplated herein by taking title subject to such objections without any adjustment in the purchase price, except that, in any event, Seller shall be obligated to have the Property released from any unpaid money judgments, liens or security interests affecting the Property, and, if necessary, Buyer may satisfy the same at Closing from Seller's proceeds of the purchase price.

5. (a) During the term of this Agreement, Seller shall not cut or dispose of any timber on the property.

(b) Seller shall deliver possession of the property to Buyer at closing. During the term of this Agreement and upon advance notice to Seller, Buyer shall have the right to enter upon said property for purposes of inspection of the same. Seller will not be responsible to Buyer, its members, agents, servants, employees, contractors, licensees, or guests, or to any person claiming through Buyer, for injury, loss or damage, whether to person, including death arising therefrom, or to property suffered by Buyer or any such person upon said lands from any cause whatever. Buyer agrees to indemnify and hold Seller harmless from any loss, damage, liability, or expense arising from personal injury or death or property damages to any person, including, but not limited to Seller, or its contractors, agents, servants and employees, occurring as a direct or indirect result of, or in any way connected with, the exercise of the rights hereunder.

(c) Buyer acknowledges and understands (1) that Buyer has had the right and has exercised said right to inspect the Property prior to the execution of this agreement and Buyer may and shall further inspect the Property thereon to the extent it deems necessary as provided in paragraph 6(b) hereof; (ii) that Buyer will not be relying on any representations or warranties by Seller regarding the Property; and (iii) that Buyer shall accept the Property in its "AS-IS" "WHERE-IS" condition without warranties of any kind, express or implied, by Seller. Buyer is relying solely on its own inspections, engineering studies and reports, environmental audits, feasibility studies and examinations of the Property in making Buyer's determination of the condition of the Property.

6. Ad valorem taxes on the Property shall be prorated as of the date of the Closing with Seller paying the 1998 ad valorem taxes. Buyer shall pay the costs of the abstract update and/or title insurance for the property, costs of documentary stamps and recording the Deed. Each party shall pay their own legal costs.

7. Each party represents, covenants, and warrants to the other that there are no real estate brokers or any third parties entitled to receive any compensation or payment in connection with the sale and purchase of the Property as set forth in this

Agreement. Each party agrees to indemnify and hold harmless the other party for any breach of this representation and warranty, said representations and indemnities to survive closing.

8. Buyer may assign this Agreement upon written notice to Seller. Any assignment must occur fifteen (15) working days prior to any scheduled closing date.

9. This transaction shall be closed at such place as the parties may mutually agree upon. After notification of approval of Seller's title to the Property and the resolution of any of the outstanding contingencies, the parties shall fix the "Closing Date" for this transaction.

10. If the Buyer fails to perform the covenants herein contained within the time periods herein specified respectively, Seller retains the right to cancel this Agreement.

11. If Seller fails to perform any of the covenants of this Agreement, the Buyer retains the right to cancel this Agreement.

12. This contract constitutes the sole and entire Agreement between the parties and no modification hereof shall be binding unless attached hereto and signed by each; and no representations, promises or inducements shall be binding upon either party except as herein set forth.

13. This Agreement shall be interpreted and construed in accordance with the laws of the State of Florida.

14. All notices required or allowed by this Agreement shall be delivered in person, or mailed by Certified Mail-Return Receipt Requested, postage prepaid, to the party upon which such notice is to be given at the following addresses:

(a) Seller:  
Jefferson Smurfit Corporation (U. S.)  
Woodlands Division  
P. O. Box 457  
Fernandina Beach, FL 32034  
Attention: Steve Smith  
Land Services Manager

And  
Jefferson Smurfit Corporation (U. S.)  
P.O. Box 1225  
Stone Mountain, GA 30086  
Attention: John Allgood, Esquire  
Regional Counsel

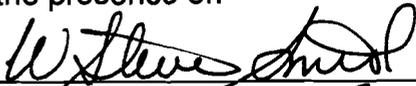
(b) Buyer:

Board of County Commissioners of Nassau County, Florida  
191 Nassau Place  
Yulee, FL 32097  
Attention: Michael S. Mullin

IN WITNESS WHEREOF, the parties hereto have sent their seals and executed this Agreement effective on the day and year first above written.

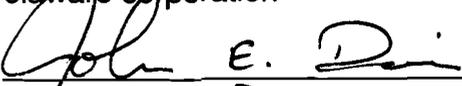
Seller:

Signed, sealed and delivered  
in the presence of:

  
Printed Name: W. Steven Smith

  
Printed Name: Ann H. Duff

JEFFERSON SMURFIT CORPORATION (U. S.)  
A Delaware corporation

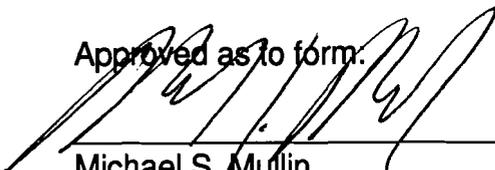
By:   
Printed Name: John E. Davis  
Vice President

Buyer:  
Board of County Commissioners of Nassau  
County, Florida

  
Printed Name: J. H. Cooper  
Chairman

Attest:

  
J. M. "Chip" Oxley, Jr.  
Clerk of the Court

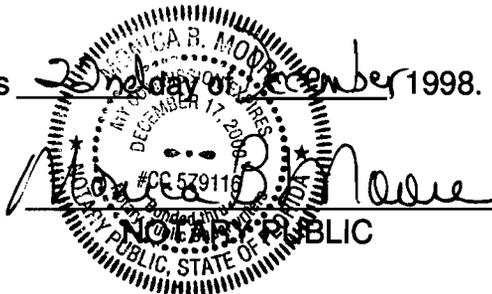
Approved as to form:  
  
Michael S. Mullin  
Attorney for Nassau County, Florida

STATE OF FLORIDA

COUNTY OF NASSAU

I, Monica B Moore, a Notary Public in and for the State and County aforesaid, hereby certify that John E. Davis, whose name as Vice President, of Jefferson Smurfit Corporation (U. S.), a Delaware corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he executed the same voluntarily for and the act of said corporation.

WITNESS my hand and official seal this 2nd day of December 1998.



My Commission expires: 12/17/2000

STATE OF FLORIDA

COUNTY OF NASSAU

WITNESS my hand and official seal this 14th day of December, 1998.

I, Margie J. Armstrong, a Notary Public in and for the State and County aforesaid, hereby certify that J. H. Cooper, whose name as Chairman, of the Board of County Commissioners of Nassau County, Florida, a political sub-division of the state of Florida, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he executed the same voluntarily for and the act of said commission.

Margie J. Armstrong  
NOTARY PUBLIC

My Commission expires:



**MARGIE J. ARMSTRONG**  
Notary Public, State of Florida  
My Comm. expires Nov. 5, 1999  
Comm. No. CC 503215

**LEGAL DESCRIPTION: (PORTION OF PARCEL 100) (C.R. NO. 108)  
(ADDITIONAL RIGHT-OF-WAY)**

A PARCEL OF LAND SITUATE IN SECTION 27, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, LYING ADJACENT TO COUNTY ROAD NO. 108 (C.R. NO. 108) (A 66 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7451-250 AND ENGINEERING PLANS PREPARED BY REYNOLDS, SMITH & HILL DATED JANUARY 15, 1998, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT IN THE CENTERLINE OF SAID (C.R. NO. 108) (A 66 FOOT RIGHT-OF-WAY) AT POINT OF TANGENCY STATION 253+20.70, AS SHOWN ON SAID RIGHT-OF-WAY MAP, THENCE NORTH  $85^{\circ}09'28''$  EAST, ALONG SAID CENTERLINE, A DISTANCE OF 2462.31 FEET; THENCE NORTH  $04^{\circ}50'32''$  WEST A DISTANCE OF 33.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108) AND THE POINT OF BEGINNING; THENCE NORTH  $83^{\circ}09'12''$  EAST A DISTANCE OF 200.12 FEET; THENCE NORTH  $83^{\circ}26'22''$  EAST A DISTANCE OF 100.05 FEET; THENCE NORTH  $85^{\circ}09'28''$  EAST, ALONG A LINE 43.0 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 200.00 FEET; THENCE NORTH  $86^{\circ}41'07''$  EAST A DISTANCE OF 107.7 FEET, MORE OR LESS TO A POINT, SAID POINT BEING IN THE EASTERLY LINE OF SECTION 27, T2N, R24E; THENCE IN A SOUTHERLY DIRECTION FOLLOWING SAID SECTION LINE SOUTH  $04^{\circ}50'32''$  EAST A DISTANCE OF 7.1 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108); THENCE SOUTH  $85^{\circ}09'28''$  WEST A DISTANCE OF 607.7 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 4453 SQ. FT. OR 0.10 ACRES MORE OR LESS.

**LEGAL DESCRIPTION:** (PORTION OF PARCEL 101) (C.R. NO. 108)  
(ADDITIONAL RIGHT-OF-WAY)

A PARCEL OF LAND SITUATE IN SECTIONS 26 & 27, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, LYING ADJACENT TO COUNTY ROAD NO. 108 (C.R. NO. 108) AS NOW LAID OUT AND IN USE, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7451-250 AND ENGINEERING PLANS PREPARED BY REYNOLDS, SMITH & HILL DATED JANUARY 15, 1998, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT IN THE CENTERLINE OF SAID RIGHT-OF-WAY AT POINT OF TANGENCY STATION 253+20.70 AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE NORTH  $85^{\circ}09'28''$  EAST, ALONG SAID CENTERLINE, A DISTANCE OF 2462.31 FEET; THENCE SOUTH  $04^{\circ}50'32''$  EAST A DISTANCE OF 33.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108) AND THE POINT OF BEGINNING; THENCE NORTH  $86^{\circ}32'24''$  EAST A DISTANCE OF 200.06 FEET; THENCE NORTH  $85^{\circ}09'28''$  EAST, ALONG A LINE 38.0 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 300.00 FEET; THENCE NORTH  $86^{\circ}52'34''$  EAST A DISTANCE OF 100.05 FEET; THENCE NORTH  $85^{\circ}09'28''$  EAST ALONG A LINE 41.0 FEET SOUTHERLY OF A PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 7.7 FEET MORE OR LESS TO A POINT, SAID POINT LYING ON THE EASTERLY LINE OF SECTION 27, T2N, R24E; THENCE IN A NORTHERLY DIRECTION FOLLOWING SAID SECTION LINE NORTH  $04^{\circ}50'32''$  EAST A DISTANCE OF 8.0 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108); THENCE SOUTH  $85^{\circ}09'28''$  WEST A DISTANCE OF 607.7 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 2670 SQ. FT. OR 0.06 ACRES MORE OR LESS.

Olde Isle  
Surveying & Mapping Company

Michael A. Manzie, P.L.S. • Stephen W. Hoffman, P.S.M. • Jeanette C. Hoffman, Office Manager

**LEGAL DESCRIPTION:** (PARCEL 108)(C.R. NO. 108)(ADDITIONAL RIGHT-OF-WAY)

A PARCEL OF LAND SITUATE IN SECTION 11, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, LYING ADJACENT TO COUNTY ROAD NO. 108 (C.R. NO. 108) (A 66 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7452-150 AND ENGINEERING PLANS PREPARED BY REYNOLDS, SMITH & HILL DATED JANUARY 15, 1998, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT IN THE CENTERLINE OF SAID RIGHT-OF-WAY AT POINT OF TANGENCY STATION 263+33.58 AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE SOUTH 88°27'16" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 58.45 FEET; THENCE SOUTH 01°32'44" WEST A DISTANCE OF 33.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°32'44" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 88°27'16" WEST, ALONG A LINE 38 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 58.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1947.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG A LINE 38 FEET SOUTHERLY OF AND CONCENTRIC WITH SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 04°14'47", AN ARC DISTANCE OF 144.36 FEET; THENCE NORTH 05°47'31" EAST, ALONG A RADIAL LINE, A DISTANCE OF 5.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108) AND A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1942.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 04°14'47", AN ARC DISTANCE OF 143.99 FEET; THENCE SOUTH 88°27'16" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,013 SQ. FT. OR 0.023 ACRES MORE OR LESS.



Michael A. Manzie, P.L.S.  
Florida Registration No. 4069

Olde Isle  
 Surveying & Mapping Company

Michael A. Manzie, P.L.S. • Stephen W. Hoffman, P.S.M. • Jeanette C. Hoffman, Office Manager

**LEGAL DESCRIPTION:** (PARCEL 109)(C.R. NO. 108)(ADDITIONAL RIGHT-OF-WAY)

A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, LYING ADJACENT TO COUNTY ROAD NO. 108 (C.R. NO. 108) (A 100 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7452-175 AND ENGINEERING PLANS PREPARED BY REYNOLDS, SMITH & HILL DATED JANUARY 15, 1998, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SAID (C.R. NO. 108) WITH THE WEST LINE OF SAID SECTION 7; THENCE SOUTH 88°02'37" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 444.00 FEET; THENCE NORTH 01°57'23" EAST A DISTANCE OF 50.00 FEET TO THE TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°57'23" EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°02'37" EAST, ALONG A LINE 65 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 400.00 FEET; THENCE SOUTH 01°57'23" WEST A DISTANCE OF 15.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108); THENCE NORTH 88°02'37" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,000 SQ. FT. OR 0.138 ACRES MORE OR LESS.



Michael A. Manzie, P.L.S.  
 Florida Registration No. 4069

Olde Isle  
Surveying & Mapping Company

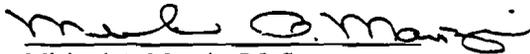
Michael A. Manzie, P.L.S. • Stephen W. Hoffman, P.S.M. • Jeanette C. Hoffman, Office Manager

**LEGAL DESCRIPTION:** (PARCEL 110)(C.R. NO. 108)(ADDITIONAL RIGHT-OF-WAY)

A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, LYING ADJACENT TO COUNTY ROAD NO. 108 (C.R. NO. 108) (A 100 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7452-175 AND ENGINEERING PLANS PREPARED BY REYNOLDS, SMITH & HILL DATED JANUARY 15, 1998, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SAID (C.R. NO. 108) WITH THE WEST LINE OF SAID SECTION 7; THENCE SOUTH  $88^{\circ}02'37''$  EAST, ALONG SAID CENTERLINE, A DISTANCE OF 444.00 FEET; THENCE SOUTH  $01^{\circ}57'23''$  WEST A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $01^{\circ}57'23''$  WEST A DISTANCE OF 10.00 FEET; THENCE SOUTH  $88^{\circ}02'37''$  EAST, ALONG A LINE 60 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 400.00 FEET; THENCE NORTH  $01^{\circ}57'23''$  EAST A DISTANCE OF 10.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108); THENCE NORTH  $88^{\circ}02'37''$  WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,000 SQ. FT. OR 0.092 ACRES MORE OR LESS.



Michael A. Manzie, P.L.S.  
Florida Registration No. 4069

**Old Isle**  
**Surveying & Mapping Company**

Michael A. Manzie, P.L.S. • Stephen W. Hoffman, P.S.M. • Jeanette C. Hoffman, Office Manager

**LEGAL DESCRIPTION: (ROWE CUTOFF)(C.R. NO. 108)(ADDITIONAL RIGHT-OF-WAY)**

A PARCEL OF LAND SITUATE IN SECTION 25, TOWNSHIP 2 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA, LYING ADJACENT TO COUNTY ROAD NO. 108 (C.R. NO. 108) (A 100 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7451-250 AND ENGINEERING PLANS PREPARED BY REYNOLDS, SMITH & HILL DATED JANUARY 15, 1998, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT IN THE CENTERLINE OF SAID RIGHT-OF-WAY AT POINT OF CURVATURE STATION 23+00.00 AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE NORTH  $36^{\circ}40'32''$  WEST, ALONG SAID CENTERLINE AND ALONG A LINE TANGENT TO SAID CURVE, A DISTANCE OF 441.30 FEET; THENCE SOUTH  $53^{\circ}19'28''$  WEST A DISTANCE OF 50.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108) AND THE POINT OF BEGINNING; THENCE SOUTH  $17^{\circ}47'38''$  EAST A DISTANCE OF 68.94 FEET; THENCE SOUTH  $53^{\circ}19'28''$  WEST A DISTANCE OF 196.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 656.20 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  $45^{\circ}33'06''$ , AN ARC DISTANCE OF 521.70 FEET; THENCE NORTH  $81^{\circ}07'26''$  WEST A DISTANCE OF 414.81 FEET; THENCE SOUTH  $08^{\circ}52'34''$  WEST A DISTANCE OF 120.00 FEET; THENCE SOUTH  $81^{\circ}07'26''$  EAST A DISTANCE OF 414.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 776.20 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $17^{\circ}23'05''$ , AN ARC DISTANCE OF 235.52 FEET; THENCE SOUTH  $81^{\circ}07'26''$  EAST A DISTANCE OF 1021.54 FEET TO INTERSECT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID (C.R. NO. 108) AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 622.96 FEET FROM WHICH A RADIAL LINE BEARS NORTH  $15^{\circ}35'18''$  EAST; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  $37^{\circ}44'10''$ , AN ARC DISTANCE OF 410.29 FEET; THENCE NORTH  $36^{\circ}40'32''$  WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 441.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 283,852 SQ. FT. OR 6.516 ACRES MORE OR LESS.



Michael A. Manzie, P.L.S.  
 Florida Registration No. 4069